



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, February 6, 2025, 11:00 A.M.

City Hall at One Technology Center, 175 East 2nd Street
10th Floor, North Conference Room

A. Opening Matters

1. Call to Order and Verification of Quorum

Commissioner Turner called the regular meeting to order at 11:02 a.m.

Members Present

Katelyn Parker, RA
Geoffery Evans, PLA, ASLA
Jackie Price Johannsen
Susan McKee, MFA
James E. Turner, AIA
Mark Sanders
Mary Lee Townsend, Ph.D.

Members Absent

Shane Hood, Chair
Royce Ellington, Vice-Chair
Peter Grant, Secretary

Staff Present

Audrey Blank, Rebecca Cantu, Skylar Marlow-Fuson, Caleb Rocha, Caroline Guerra-Wolf

Others Present

Michael Murnan

2. Review and Approval of Minutes – Regular Meeting, January 2, 2025. Motion made by Commissioner Johannsen to approve the minutes of the regular meeting on January 2, 2025. The motion was seconded by Commissioner Evans. The motion passed.

Vote: Minutes – Regular Meeting, January 2, 2025

	In Favor	Opposed	Abstaining	Not Present
1.	Sanders		Townsend	Hood
2.	McKee			Ellington
3.	Johannsen			Grant
4.	Parker			
5.	Evans			
6.	Turner			

3. Review and Approval of Minutes – Regular Meeting, January 16, 2025. Motion made by Commissioner Johannsen to approve the minutes of the regular meeting on January 16, 2025. The motion was seconded by Commissioner Evans. The motion passed.

Vote: Minutes – Regular Meeting, January 16, 2025

	In Favor	Opposed	Abstaining	Not Present
1.	Sanders		Townsend	Hood
2.	McKee			Ellington
3.	Johannsen			Grant
4.	Parker			
5.	Evans			
6.	Turner			

B. Actionable Items

1. **HP-0512-2023 /1607 S. Trenton Ave. (Swan Lake)**

Applicant: Ashley Yancey, Michael Murnan

Proposals:

1. Construction of dormers – Substitution of clipped eaves for extended eaves on dormers.

Staff gave their presentation, and the applicant Michael Murnan was present. Mr. Murnan indicated that he attended a subcommittee meeting in 2023, where he received unanimous approval; however, this approval was subsequently denied by the full commission. He mentioned that he did not have an alternative plan and is now requesting that the dormers remain as they were constructed. Mr. Parker inquired whether any modifications had been made to the plans since the prior denial. City staff clarified that the applicant was not denied by the commission but instead was referred to go back to the subcommittee. Mr. Murnan explained that his reluctance to return was due to the unanimous approval he received from the subcommittee, which was later overturned by the commission. Commissioner Sanders noted that the applicant had been presented several options during the subcommittee meeting. He confirmed with Mr. Murnan that he had not acted on any of the suggestions and had instead brought the matter directly to the full commission, indicating that if it were not approved, he would then return to the subcommittee. Mr. Murnan concurred with Commissioner Sanders' assessment.

Commissioner Parker recalled that the initial denial was based on the trim and the eave detailing being inappropriate for the home's style. She explained that the applicant was sent back to the subcommittee for further refinement of these details. Commissioner McKee questioned the applicant regarding the dormers, which were not constructed according to the approved plans. Mr. Murnan expressed uncertainty as to why the builders deviated from the approved design. Mr. Sanders then asked if he had discussed the discrepancies with the builders. Mr. Murnan replied that he had not spoken to the builders. Mr. Sanders asked about the issues related to reconstructing the project as it was approved in 2019. Mr. Murnan responded that the endeavor would require a significant financial investment. Additionally, he expressed his belief that the structures resemble the examples he had submitted. Mr. Sanders acknowledged the examples provided but noted that not all of them represent historic construction, rendering some irrelevant. He recommended that the application be referred to the subcommittee for further refinement of the details.

Commissioner Turner asked Commissioner Parker for her opinion on whether adding gutters to the dormers would be advisable. Commissioner Parker remarked that such an addition would appear odd. She pointed out that the original drawings show dimensions of (0,4”) to (0,6”) with the rafter tail. Commissioner Turner mentioned his consideration of costs related to the application, suggesting that it might be feasible to add framing to extend the eaves. He also noted the possibility of adding roofing without the need to re-roof the dormers. Commissioner Parker suggested that if they were to extend by (0.4”), it could be achieved using a piece of metal flashing placed beneath the existing roof. Mr. Turner proposed the idea of a partial shingle beneath the bottom course. Commissioner Parker reiterated that returning the application to the subcommittee would enable the committee to address the finer points. The commission concurred that it was essential to refer the application back to the subcommittee, and the applicant agreed to do so.

1607 S. Trenton Ave. (Swan Lake)

Commissioner McKee made a motion to continue the application to the subcommittee meeting. The motion was seconded by Commissioner Sanders. The motion passed unanimously.

Cited Guideline (s): NA

	In Favor	Opposed	Abstaining	Not Present
1.	Sanders			Hood
2.	McKee			Ellington
3.	Johannsen			Grant
4.	Parker			
5.	Evans			
6.	Turner			
7.	Townsend			

- C.** Public Informational Meeting – Proposed amendment to the Tulsa zoning code (ZCA-33), initiated by Tulsa Metropolitan Area Planning Commission (TMAPC).
 - a.** Proposed amendment to Section 70.070-B of the Tulsa Zoning Code to require historic preservation (HP) permit review for accessory buildings and structures visible from the street and to exempt from review the installation of temporary landscape features.
 - b.** Proposed amendment to Section 70.070-E of the Tulsa Zoning Code to eliminate the 30-day time limit for decisions on HP permit applications.

Staff stated that they had a work session with the Tulsa Metropolitan Area Planning Commission regarding the proposed amendments to the zoning code. It was explained that there was push back on the 30-day change, prompting further investigation into the matter. Staff informed the commission that the Outreach Committee is scheduled to hold two public meetings concerning the changes, both of which will take place at the Tulsa Historical Society. These meetings are set up for February 25th and March 6th, and all the homeowners within the historical overlay will be notified.

- D. Reports**
 - a.** Staff Report

None

2. Chair Report
None

E. New Business
None

F. Announcements and Future Agenda Items
None

G. Public Comment
None

H. Adjournment
Commissioner Turner adjourned the regular meeting at 11:28 a.m.